

46-0-D-34

41-90-4

WARRANTY DEED

46-0-

29969

KNOW ALL MEN BY THESE PRESENTS

TRANSFER
TAX /
PAID

THAT, DOCTORS OFFICE BUILDING, INC., a Maine Corporation with its principal place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by DAVID COMEAU and whose mailing address is China Neck Road, China, Maine, 04926, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said DAVID COMEAU, his heirs and assigns forever:

THE UNIT known and designated as Unit 4 in DOCTORS OFFICE BUILDING CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as more fully described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said DAVID COMEAU, his heirs and assigns, to his own use and behoof forever.

AND it does COVENANT with the said Grantee, as aforesaid, that it is lawfully seized in fee of the premises, that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said DOCTORS OFFICE BUILDING, INC. has caused this instrument to be signed in its name and behalf by Leander A. Guite, Jr., M.D., its President, thereunto

duly authorized, this 23rd day of December, in the year of our
Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered
in the presence of

DOCTORS OFFICE BUILDING, INC.

William P. Dubord

BY

Leander A. Guite, Jr., M.D.
Its President

STATE OF MAINE,
KENNEBEC, SS.

DATE: December 23, 1986

Personally appeared the above named Leander A. Guite,
Jr., M.D., President of said DOCTORS OFFICE BUILDING, INC., and
acknowledged the foregoing instrument to be his free act and deed
in said capacity and the free act and deed of said Corporation.

Before me,

William P. Dubord

Notary Public

Print Name William P. Dubord

SEAL

EXHIBIT A

WARRANTY DEED
FROM DOCTORS OFFICE BUILDING, INC. TO
DAVID COMEAU

THE UNIT known and designated as Unit 4 in DOCTORS OFFICE BUILDING CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat and Plans by K&K Land Surveyors, Inc. and A.E. Hodsdon Engineers entitled "DOCTORS OFFICE BUILDING CONDOMINIUM", and filed in Kennebec County Registry of Deeds, in File #E86252, #E86253, #E86254, #E86255, and #E86256. Specific reference is made to the Doctors Office Building Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine as amended, Title 33, Chapter 31, which Declaration is dated December 18, 1986 and recorded in said Registry of Deeds, Book 3076, Page 224, and the same is incorporated by reference herein. The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

RECEIVED KENNEBEC SO.

1986 DEC 30 AM 9:00

RECORDED FROM ORIGINAL